

**ORDINANCE NO. 20080131-091**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF FRATE BARKER ROAD AND RANCHO ALTO ROAD AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT AND INTERIM SINGLE FAMILY RESIDENCE STANDARD LOT (I-SF-2) DISTRICT TO SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT FOR TRACT ONE AND NEIGHBORHOOD COMMERCIAL (LR) DISTRICT FOR TRACT TWO.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base districts on the property described in Zoning Case No. C14-06-0144, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract One: From interim rural residence (I-RR) district to single family residence standard lot (SF-2) district.

All that certain property in Rancho Alto Phase II Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 200600281, of the Official Public Records of Travis County, Texas; and

Lots 2-23, Block B; Lots 2-23, Block C; and Lots 1-5, Block E; Rancho Alto Phase III Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 200800015, of the Official Public Records of Travis County, Texas.

Tract Two: From interim single family residence standard lot (I-SF-2) district to neighborhood commercial (LR) district.

A 2.42 acre tract of land, more or less, out of the Walker Wilson Survey No. 2, Abstract 27, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance ,

locally known as the property located at the southeast corner of Frate Barker Road and Rancho Alto Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** This ordinance takes effect on February 11, 2008.

**PASSED AND APPROVED**

\_\_\_\_\_  
January 31, 2008

§  
§  
§ \_\_\_\_\_  
Will Wynn  
Mayor

**APPROVED:** \_\_\_\_\_  
David Allan Smith  
City Attorney

**ATTEST:** \_\_\_\_\_  
Shirley A. Gentry  
City Clerk

C14-06-0144  
Tract 2  
LR ZONING

EXHIBIT A

2.42 ACRES  
WALKER WILSON SURVEY NO. 2, ABS. 27  
TRAVIS COUNTY, TEXAS  
FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE WALKER WILSON SURVEY NO. 2, ABSTRACT 27, SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING OUT OF AND A PART OF THAT CERTAIN TRACT OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO RANCHO ALTO VENTURES, LTD., RECORDED IN DOCUMENT NO. 2005151022 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING 2.42 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a 1" iron pipe found in the south line of a varying width right-of-way of Frate Barker Road, and the east line of a 50 foot right-of-way of Rancho Alto Road, as dedicated in a deed to the Public by Volume 3605, Page 2345 of the Deed Records of Travis County, Texas, for the northwest corner and **POINT OF COMMENCING** of the herein described 2.42 acre tract of land,

**THENCE**, with the south right-of-way line of said Frate Barker Road, being also the north line of said Rancho Alto tract, S89°24'10"E, a distance of 5.00 feet to an iron rod found, for the **POINT OF BEGINNING** of the herein described tract,

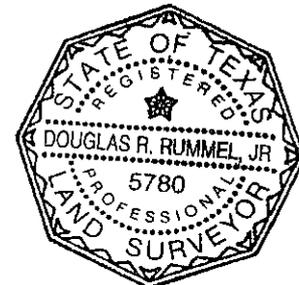
**THENCE**, continuing, with the south right-of-way line of said Frate Barker Rd, being also the north line of said Rancho Alto Ventures tract, S89°24'10"E, a distance of 355.35 feet to an iron pipe found, for the N.E. corner of the herin described tract, being also the N.W. corner of that certain tract of land described in a deed to D.L. Herrin, recorded in Doc# 2002090485 of the official public record of Travis County, Texas

**THENCE**, crossing said Rancho Alto tract, the following three (3) courses and distances, numbered 1 thru three,

1. S00°05'02"E, a distance of 295.67 feet to an iron rod found,
2. N89°04'51"W, a distance of 360.52 feet to an iron rod found, and
3. N00°55'09"E, a distance of 293.63 feet to the **POINT OF BEGINNING** and containing 2.42 Acres of Land.

Surveyed by. D R R 10-30-06

DOUGLAS R. RUMMEL, JR., R.P.L.S No. 5780  
Carlson, Brigance & Doering, Inc.  
5501 West William Cannon Drive  
Austin, TX 78749  
Phone: (512) 280-5160



PATH: G:\DOCS\4142\FN-Ranch Alto Commercial Tract.DOC

45 | 44 | 43 | 42 | 41 | 40 | 39 | 38 | 37 | 36

(T)

OLYMPIC HEIGHTS SECTION 2  
DOC. NO. 200200216

**LEGEND**

- IRON ROD FOUND
- IRON ROD SET
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

P.O.C.  
P.O.B. FRATE BARKER ROAD  
(VARYING R.O.W.)

50.02'  
N89°35'06"W

S89°24'10"E 355.35'

S89°24'10"E  
5.00'

293.63'

295.67'

(50' R.O.W.)  
RANCHO ALTO ROAD  
Vol. 3805 pg. 2345

N00°55'09"E

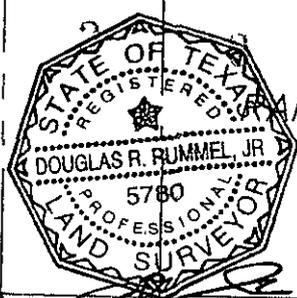
S00°05'02"E

RANCHO ALTO VENTURES, LTD.  
DOC. NO. 2005151022  
(50.658 ACRES)

2.42 Acres  
COMMERCIAL TRACT

D.L. HERRIN, INC. DOC. NO. 2002090485

N89°04'51"W 360.52'



RANCHO ALTO VENTURES, LTD.  
DOC. NO. 200600281

(A)

10.35.06

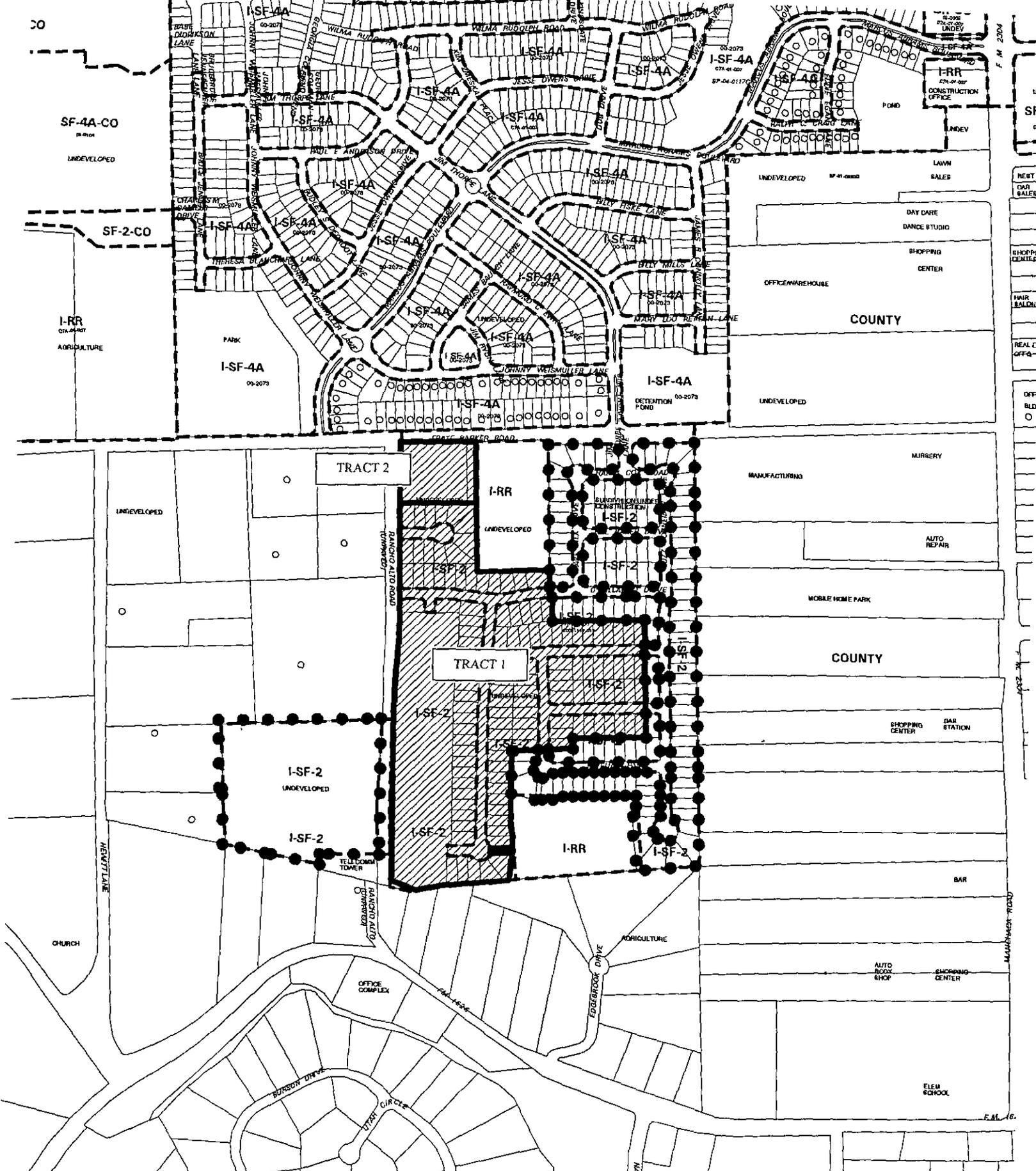
JIM CRAIG COURT (50')



Carlson, Brigance & Doering, Inc.  
Civil Engineering • Surveying  
5501 West William Cannon • Austin, Texas 78749  
PH (512) 280-5160 • FAX (512) 282-0170



Bearing basis From Recorded Plat Rancho Alto Ventures, LTD Doc No 200515022 Official Public Records of Travis County, Texas



	<b>SUBJECT TRACT</b>	<b>CASE #:</b> C14-06-0144 <b>ADDRESS:</b> SE corner of Frate Barker Rd & Rancho Alto Rd <b>SUBJECT AREA (acres):</b> 34.412	<b>DATE:</b> 07-01 <b>INTLS:</b> SM	<b>CITY GRID REFERENCE NUMBER</b> D12
	<b>PENDING CASE</b>			
<b>ZONING BOUNDARY</b>				
<b>CASE MGR</b> W WALSH				

ZONING EXHIBIT B

1" = 600'